

BILL NO. S-77-10-03

SPECIAL ORDINANCE NO. S- 221-77

AN ORDINANCE approving a contract for the purchase of real estate at 2929 Oliver.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
FORT WAYNE, INDIANA:

SECTION 1. That the Agreement to Purchase Real Estate dated August 3, 1977, between the City of Fort Wayne, by and through its Mayor and the Fort Wayne Neighborhood Care, Inc., and the Fort Wayne Housing Authority, for:

Lot #22 DeVilbiss Second Addition,  
2929 Oliver Street, Fort Wayne, Indiana.

for a total cost of \$4775.00, as set forth in said contract, which is incorporated herein by reference, made a part hereof and is hereby in all things ratified, confirmed and approved.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

William T. Hinga  
Councilman

APPROVED AS TO FORM  
AND LEGALITY.

[Signature]  
CITY ATTORNEY

Read the first time in full and on motion by Hinga, seconded by Hunter, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 10-11-77

Charles W. Titelman  
CITY CLERK

Read the third time in full and on motion by Hinga, seconded by Stier, and duly adopted, placed on its passage.

PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
TOTAL VOTES	<u>9</u>	<u>0</u>	_____	_____	_____
BURNS	<u>X</u>	_____	_____	_____	_____
HINGA	<u>X</u>	_____	_____	_____	_____
HUNTER	<u>X</u>	_____	_____	_____	_____
MOSES	<u>X</u>	_____	_____	_____	_____
NUCKOLS	<u>X</u>	_____	_____	_____	_____
SCHMIDT, D.	<u>X</u>	_____	_____	_____	_____
SCHMIDT, V.	<u>X</u>	_____	_____	_____	_____
STIER	<u>X</u>	_____	_____	_____	_____
TALARICO	<u>X</u>	_____	_____	_____	_____

DATE: 10-25-77

Charles W. Titelman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. S-221-77 on the 25th day of October, 1977.

ATTEST: (SEAL)

Charles W. Titelman  
CITY CLERK

John Nuckols  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of October, 1977, at the hour of 11:30 o'clock A. M., E.S.T.

Charles W. Titelman  
CITY CLERK

Approved and signed by me this 26th day of October, 1977, at the hour of 4:00 o'clock P. M., E.S.T.

Robert E. Armstrong  
MAYOR

Bill No. S-77-10-03

REPORT OF THE COMMITTEE ON FINANCE

We, your Committee on Finance to whom was referred an Ordinance  
approving a contract for the purchase of real estate at 2929 Oliver

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance Do PASS.

WILLIAM T. HINGA - CHAIRMAN

JAMES S. STIER - VICE CHAIRMAN

VIVIAN G. SCHMIDT

PAUL M. BURNS

FREDRICK HUNTER

*William T. Hinga*

*James S. Stier*  
*Vivian G. Schmidt*  
*Paul M. Burns*  
*Fredrick Hunter*

10-25-77  
DATE 10-25-77 CONCURRED IN  
CHARLES W. WESTERMAN, CITY CLERK



THE CITY OF FORT WAYNE  
COMMUNITY DEVELOPMENT & PLANNING  
division of neighborhood care


September 29, 1977

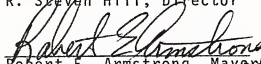
The Common Council  
Fort Wayne, IN 46802

Gentlemen and Ms. Schmidt:

The Department of Community Development and Planning respectfully requests "Prior Approval" for the appropriation of \$4,775.00 to purchase the property at 2929 Oliver Street, for our Homesteading Program.

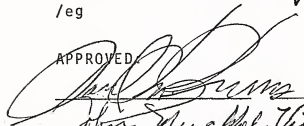
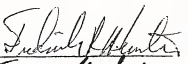
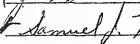

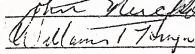
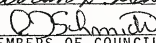
Sincerely,

  
R. Steven Hill, Director

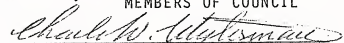
  
Robert E. Armstrong, Mayor

/eg

APPROVED:

  
  
  
  
  
  
MEMBERS OF COUNCIL

ATTEST:

  
Charles W. Westerman, City Clerk



APPRAISAL REVIEW SUMMARY SHEET

SINGLE UNIT

TYPE OF IMPROVEMENT:

APPRAISERS:

Cain

Adams

MARKET DATA APPROACH:

COMPARABLES

3

3

VALUE INDICATED

\$4,500.00

\$5,050.00

FINAL VALUE ESTIMATE:

LAND

700

IMPROVEMENTS

4075

TOTAL

4775

The reviewer has averaged the two values of the appraisers. His recommended or suggested purchase price is 4775.

8-3-77

(DATE)

Harold Lewis

Real Estate Specialist

8-3-77

July 29, 1977

Mr. Harold Lewis  
Neighborhood Care Inc.  
880 City/ County Building  
One Main Street  
Fort Wayne, IN 46802

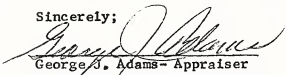
Re; Appraisal of 2929 Oliver Street  
Owner; Fort Wayne Housing Authority

Dear Mr. Lewis;

Pursuant to your request, I have personally inspected the site located at 2929 Oliver Street, Fort Wayne, IN.

Having made an analysis of matters considered pertinent to estimating fair market value of the subject property, I enclose herein the results of that estimate.

Sincerely;

  
George J. Adams - Appraiser



## GEORGE J. ADAMS • Appraisals

6211 ARAGON DR. • 489-5180 • FORT WAYNE, INDIANA 46818

### REPORT OF APPRAISAL

MADE FOR Neighborhood Care Inc. 880 City/ County Building, Fort Wayne, IN

LOCATION: 2929 Oliver Street, Fort Wayne, IN

LEGAL DESCRIPTION: Lot #22 DeVilbiss Second Addition

### PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property in fee simple as of this date.

"Market Value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

### OPINION OF VALUE

Appraised Value — Land . . . . .	\$	700.00
Appraised Value — Improvements . . . . .	\$	4350.00
Estimated Fair Market Value . . . . .	\$	5050.00

### ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. It is assumed that the legal description furnished is correct and that the title to the real estate is good and merchantable. Existing liens and encumbrances, if any, have been disregarded in this appraisal, and the property has been appraised as though free and clear.

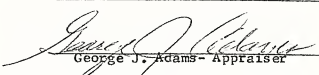
No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

Possession of this report does not carry with it the right of publication nor may it be used for any purpose by any one except to whom it is addressed except with the previous written consent of the appraiser and the client. The appraiser shall not be required to give testimony or to appear in any Court by reason of this appraisal without previous arrangements having been made therefor.

### CERTIFICATION

I hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors effecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property.

DATE 7/29/77

  
George J. Adams - Appraiser

#### NEIGHBORHOOD DATA

The subject neighborhood is located approximately 2700 South and 500 East of the center of the City of Fort Wayne, IN. It is bounded on the North by Pontiac Street, on the West by Hanna Street, on the South by Oxford Street and on the East by Anthony Blvd.

Shopping and service facilities are convenient to the neighborhood. Transportation facilities are available. School and churches are immediate to the area.

All City utilities are present in the neighborhood, Streets are paved and there are concrete curbs and public sidewalks.

The neighborhood is zoned predominately residential and is thus composed chiefly of older, single family and multi-family residences. The majority of the homes are of frame construction, are in poor to average condition, and the average age of the dwelling is approximately 55 years.

Real Estate market in neighborhood appears weak and slow with availability exceeding demand. The weakness in market together with the detrimental influence from the evidence of some deferred maintainance exerts an economic depression on value.

#### ASSESSED VALUATION AND TAXES

The subject property is currently assessed at \$520 for the land, \$2,290 for improvements, resulting in a total assessed valuation of \$2,810. The current tax rate for Wayne Township is \$10.675, thus, the tax expense for the subject property is \$299.97, Not considering exemptions.

#### DESCRIPTION OF PROPERTY

The subject property comprises a rectangular parcel of ground. The site has a frontage along Oliver Street of 40 feet and a depth of 159 feet, aggregating a total land area of 6,360 square feet. A 14 foot easement provides the rear property line, which easement is normal and creates no detrimental influence on value. Subject property is subject to this easement.

The subject consists of two buildings, one of which is a two car frame constructed garage over a concrete foundation. Garage has side drive entry and reflects some poor conditions. The second building is a frame constructed two story, single family residence, constructed over a brick basement type foundation. South wall of this foundation shows some evidence of requiring some attention in the near future. The improved living area on the first floor contains 792 square feet. The second floor contains 720 square feet, aggregating a total improved living area of 1512 square feet. The walls are wood frame with wood siding and plaster covering. The roof is frame constructed with slate shingle covering. Heat is provided for by a gas forced warm air furnace. This furnace shows evidence of need for total replacement or major overhaul. All plumbing appears to be mostly copper and galvanized piping. Electrical systems appear up-dated sufficiently to conform to local code. Service is provided through a 100 amp fuse box. However, this box has been totally vandalized and must be replaced. Basic structure appears sound, but reflects poor condition, brought about by deferred maintainance and vandalism to plumbing, electrical, glass and plaster wall systems. Several



thousand dollar expenditure could be required to restore structure to habitable condition.

#### ESTIMATE OF VALUE BY THE MARKET APPROACH

Market approach is generally defined as that method whereby subject is compared to recent sales of similar properties, adjusting for those differences considered pertinent to value.

This approach shall be given total emphasis in this report, as being the approach reflecting the most valid indication of value.

#### COMPARABLE NUMBER ONE

This comparable, located at 3310 Smith Street, sold 5/77 for \$11,000 on conventional financing. Similar to subject in room count, bedrooms, age and living area, comparable did reflect superior condition. After applying a \$5650 minus adjustment for condition, financing, carpeting and appliances and a \$600 plus adjustment for additional bath, comparable number one reflects a valid indication of value of \$5450.

#### COMPARABLE NUMBER TWO

Located at 2926 South Anthony, this comparable sold 2/77 on contract terms for \$5000. Chosen principally for its great similarity to subject in all areas and most particularly in the area of condition and required repairs. This comparable required a minus adjustment of \$1000 for financing and a \$600 plus adjustment for extra bath to reflect a valid indication of value of \$4600

#### COMPARABLE NUMBER THREE

Sold 3/77 for \$9500 on FHA terms, this comparable has many similarities to subject with 8 rooms, 3 bedrooms and one bath but being superior principally in the area of size with 1728 square feet and condition. Located at 2930 Weissner Park Drive, this comparable required a \$5000 minus adjustment for size, condition and financing and a \$600 plus adjustment for additional bath to reflect a valid indication of value of \$5100.

#### CORRELATION

Giving equal emphasis to all three comparables, I am of the opinion that as of the 29th. day of July, 1977, the fair market value of subject was;

FIVE THOUSAND FIFTY (5050 ) DOLLARS

July 28, 1977

Mr. Harold Lewis  
Neighborhood Care, Inc.  
880 City/County Building  
Fort Wayne, Indiana 46802

Re: Appraisal of 2929 Oliver Street  
Fort Wayne, Indiana

Owner: Fort Wayne Housing Authority

Dear Mr. Lewis:

As per your request of July 25, 1977, I did on the 28th day of July, 1977, appraise the above referenced property in Allen County. The legal description of which is

Lot 22 Devilbiss Second Addition to the City of Fort Wayne,  
Allen County, Indiana.

The lot size is 40' X 159'.

Subject property is a two-story single family residence located on the East side of Oliver Street bounded on the South by Colerick Street, on the North by McKee Street and on the East by Bowser Avenue.

This home is in need of considerable maintenance including major repairs or replacements to the plumbing, heating and electrical systems.

Subject property contains an entrance foyer, living room, dining room, kitchen and 3/4 bath on the first floor. Upstairs is a full bath and 3 bedrooms. A walk-in attic has been used as a bedroom; however, no value other than storage area is being considered in this appraisal.

The exterior of the house has wood siding and does show some signs of needing painting. There is a detached 18' X 20' garage with an alley entrance.

Subject property contains approximately 1512 square feet of living area. In determining values, I have used the Market Approach instead of the Cost Approach due to the difficulty in arriving at depreciating factors and the age of the subject property.

July 28, 1977  
Mr. Harold Lewis  
Page Two

Comparable #1 - 3321 Smith Street - Sold May 3, 1977 for \$11,850 on FHA terms. It was smaller than subject, but in better condition than subject. It contained a living room, dining room and kitchen on first floor, Upstairs are 3 bedrooms and full bath. There is a full basement, 1 car garage and fenced rear yard. I believe that subject will adjust to \$4,150 using this comparable as a basis for comparison.

Comparable #2 - 3011 Smith Street - Sold April 22, 1977 on a Contract for \$7,500. It was a smaller home than subject but in better condition. It contained a living room, dining room and kitchen on first floor. Upstairs is a full bath and 3 bedrooms. It has a full basement and 2 car garage. It is my opinion that subject will adjust to \$4,500 using this comparable as a comparison.

Comparable #3 - 456 Colerick - Sold November 5, 1976 for cash. It, too, was smaller than subject but again was in better condition. It contained a living room, dining room and kitchen on the first floor. Upstairs there is a full bath and 3 bedrooms. It has a full basement and 1 car garage. I believe subject will adjust to \$4,800 using this as a comparison.

It is my opinion the Fair Market Value of subject property, in fee simple title, as of July 28, 1977 is

LAND	\$ 700.00
IMPROVEMENTS	<u>3,800.00</u>
TOTAL	\$ 4,500.00

If you have any questions, please contact me.

Sincerely,



David W. Cain



WORTHMAN OFFICE MALL ■ 5800 FAIRFIELD AVE., FORT WAYNE, IND., 46807 ■ 219/744-2101

## REPORT OF APPRAISAL

MADE FOR Neighborhood Care, Inc.

LOCATION: 2929 Oliver Street, Fort Wayne, Indiana 46806

LEGAL DESCRIPTION: Lot 22 DeVilbiss Second Addition To the City  
of Fort Wayne, Indiana

### PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property in fee simple as of this date.

"Market Value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

### OPINION OF VALUE

Appraised Value — Land	\$ 700.00
Appraised Value — Improvements	\$ 3,800.00
Estimated Fair Market Value	\$ 4,500.00

### ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. It is assumed that the legal description furnished is correct and that the title to the real estate is good and merchantable. Existing liens and encumbrances, if any, have been disregarded in this appraisal, and the property has been appraised as though free and clear.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

Possession of this report does not carry with it the right of publication nor may it be used for any purpose by any one except to whom it is addressed except with the previous written consent of the appraiser and the client. The appraiser shall not be required to give testimony or to appear in any Court by reason of this appraisal without previous arrangements having been made therefor.

### CERTIFICATION

I hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors effecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property.

DATE 7/29/77

Rec'd.  
8-3-77

AGREEMENT TO PURCHASE REAL ESTATE

The Fort Wayne Neighborhood Care, Inc. offers to purchase the real estate commonly known as 2929 Oliver and more particularly described as follows: Lot 22 Devilbiss 2nd Addition

Neighborhood Care, Inc. shall pay the sum of \$4775 for the Real Estate, payable in full at the time title to the Real Estate is conveyed to the City of Fort Wayne, Indiana for the use and benefit of its Department of Neighborhood Care, Inc.

This offer is made subject to the following terms and conditions:

Housing Authority shall convey marketable title to the real estate by a warranty deed free and clear of all liens and encumbrances, except as are hereinafter noted:

N/A Housing Authority shall assign to the City of Fort Wayne, Indiana for the use and benefit of its Department of Neighborhood Care, Inc.

Housing Authority shall furnish Neighborhood Care, Inc. a properly prepared Abstract of Title for the Real Estate, continued to a date after the date their acceptance of this offer, and disclosing a marketable title in them. The Commission shall have the title examined by its attorney and shall submit a legal opinion thereon without unreasonable delay.

Housing Authority shall have a reasonable time to meet such requirements as may be necessary to render the title marketable.

Current real estate taxes shall be prorated as of the date of closing and Housing Authority hereby authorize Neighborhood Care, Inc. withhold the amount of the taxes for which they are

responsible from the purchase price and apply the same to the payment of the taxes.

Possession of the Real Estate shall be delivered to the Commission at the closing. Any rents shall be prorated as of the date of closing. All charges for utility services furnished the Real Estate shall be paid by Housing Authority up to the date of closing.

This offer shall remain in force for a period of 7 days from the date hereof and it shall be binding upon Neighborhood Care, Inc. until the expiration of such period. If not accepted in writing by 8/10/77

before the expiration of such period, the offer shall be of no further force and effect unless extended in writing by Neighborhood Care, Inc. Provided, however, that neither this offer nor any agreement shall be binding upon Neighborhood Care, Inc. until all occupants of the Real Estate, any lienholders and any others claiming an interest in the Real Estate enter into an agreement with Neighborhood Care, Inc. for the assignment or release of their respective interests in the Real Estate.

Dated this 3rd day of August, 19 77.

NEIGHBORHOOD CARE, INCORPORATED

By Chel E. Jackson

Its: \_\_\_\_\_

ATTEST:

Harold Lewis

The undersigned, owners of interest of the property described in the foregoing Fort Wayne Neighborhood Care, Inc. Agreement to Purchase, hereby accept said offer and agree to abide by the terms and conditions thereof. It is under-

stood that said acceptance is binding upon each signatory  
and his, or her, executor, administrator, heirs and assigns.

Dated this 23 day of August, 1977.

ATTEST:

R. G. Glasper  
R. G. Glasper, Executive Director  
The Housing Authority of the City  
of Fort Wayne, Indiana

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTEST:

Rev 3822

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

2-27-10-03

TITLE OF ORDINANCE Special Appropriation Ordinance

DEPARTMENT REQUESTING ORDINANCE CD&P Neighborhood Care

SYNOPSIS OF ORDINANCE Allow Neighborhood Care to purchase the property at 2929 Oliver

Prior Approval Letter Attached

EFFECT OF PASSAGE Neighborhood Care will purchase the property at 2929 Oliver

EFFECT OF NON-PASSAGE Neighborhood Care will not purchase the property at 2929 Oliver

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$4775.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

Amice